



Rebuild Duluth



Program Guidelines

Updated August 2020



Background

On April 15, 2019, Duluth Mayor Emily Larson's State of the City Address highlighted many housing related disparities in the City of Duluth. Among those highlighted, were the increasing costs of newly developed housing. The **Rebuild Duluth Program** has been developed with the intent of identifying and reducing the costs for creative infill housing within the city. The program was developed by the Planning and Economic Development Division with assistance from the Housing Redevelopment Authority of Duluth, MN and the Duluth Economic Development Authority (DEDA).

Program Description

Vacant, developable lots will be given to individuals or organizations who can provide a viable plan for constructing new housing on the site. Affordability of the proposed housing unit will be a key consideration. In addition to affordability, the program will consider applicants who display the resources and capacity to construct housing in Duluth. Energy efficient and innovative housing design is strongly encouraged.

Desired Outcomes

- 1) Newly constructed and innovatively designed housing units throughout Duluth.
- 2) Expand collective knowledge of creative and innovative home designs that are more affordable than existing methods and that conform with building and zoning codes (e.g. do not require variances).

Nearly 75% of Duluth's housing units are at least 46 years old, with nearly 44% (approximately 16,500 units) being at least 76 years or older.

"...If you come up with a good, achievable idea that can provide affordable housing on the land offered, it's yours. For free. The City will help will all the tools at our disposal, but what we need from you are new ideas and your drive to change the math and create new ways to imagine building affordable housing".

-Mayor Emily Larson

Process Outline

1) Application Submission– Due by October 16, 2020

Complete your online application online by visiting <https://duluthmn.gov/planning-development/housing/rebuild-duluth/>. Applications must include project information, general site/floor plan, concept level elevation design, preliminary construction budget and projected timeline. Your site plan should adhere to all City zoning requirements, including setbacks, height restrictions, parking requirements, and other standards as identified in the City’s Unified Development Chapter, available online by visiting: <https://duluthmn.gov/planning-development/land-use-zoning-and-applications/zoning-regulations/>.

Submission of an application does not guarantee inclusion in the program. The information submitted is classified as public data under the Minnesota Government Data Practices Act.

**Each application is limited to one design for a specific site; applicants must submit a separate application for each additional design and/or site.*

2) City Staff Application Review

City staff will review application submissions for completion and respond with any questions and/or requests for additional information. This review period may take up to 15 days from the date of your submission.

3) Selection Committee Review

City of Duluth staff will assemble a selection committee to review all presented applications and score them based on their adherence to the scoring rubric outlined later in this packet. It is expected that the Committee will make selections for each site within 30 days of the application closing date.

4) Land Sale Agreement

Upon being selected, applicants will enter into a Land Sale Agreement that will include a due diligence period and the terms of the transaction, including requirements, timelines, and reporting responsibilities. Agreements will need to be approved by the Duluth Economic Development Authority (DEDA) Board prior to execution.

5) Title Work & Property Closing

Once Land Sale Agreements are approved and executed, the City of Duluth will order Title Commitments for applicant review. Final construction designs and costs must be submitted prior to scheduling a closing date. Applicants will work directly with the City of Duluth’s Construction and Inspection Services Division to obtain necessary building permits.

6) Construction

Applicants are expected to commence construction within 12 months of property closing, and receive a certificate of completion within 18 months of the closing date. The completed project may be publicly featured.

A generally accepted standard for affordable housing is that up to 30% of gross income is used toward housing costs. Therefore, a household earning \$50,000 could potentially afford a home with a purchase price of up to \$170,000 home (assuming a 5% down payment).

The area median income in Duluth 2019: \$49,441

Median price of single family home in Duluth area in 2019: \$195,000



Selection Criteria

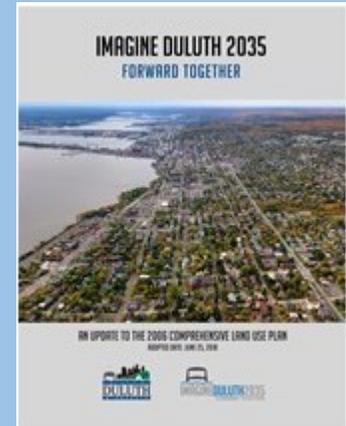
Applications require Applicants to explain how their proposals align with the City of Duluth Comprehensive Plan Principles and Rebuild Duluth Program Goals, in addition to the criteria listed on the scoring rubrics in Appendix A.

Comprehensive Plan

- Housing Policy #4—Strategy 2: Design creates a stronger sense of curb appeal
- Housing Policy #3– Strategy 3: Design promotes interaction with neighbors and reduces social isolation
- Housing Policy #4– Strategy 1: Use of higher quality building materials

Rebuild Duluth Program Goals

- Does the proposal offer affordable units (i.e. \$159 per square foot or less)?
- Does the proposal maximize the density-opportunity for the site?
- Is the proposed project replicable at a variety of sites?
- Is the home design innovative (i.e. does it use unusual but high quality building materials, are non-traditional building techniques proposed, is



The Comprehensive Land Use Plan, Imagine Duluth 2035, was adopted in 2016. An update to the 2006 Comprehensive Land Use Plan, it is a policy document that describes the 20-year vision for the city. The Plan is available online by visiting: <https://imagineduluth.com/document>

Scoring Rubric—30 ft. wide lots or less

Selection Considerations	Points Possible	Points Received
Project Scope		
Applicants design includes attached or detached garage	1	
Points for each additional bedroom included in applicants design (anything greater than studio unit; up to three bedrooms)	3	
ADA compliant design	1	
Project Feasibility		
Itemized hard and soft costs included in applicants budget	1	
Sources of funding identified in application	1	
Detailed and dated construction timeline included with application	1	
Evidence by applicant provided with application demonstrating successful completion of similar project within timeline and budget	1	
Site Design		
Detailed site plan with stormwater and landscaping	1	
No disturbance of existing mature trees/vegetation on chosen site	1	
Permeable landscaping materials incorporated into applicants design	1	
Energy Efficiency & Innovative Design		
Solar energy included	2	
Solar energy roughed into applicants design	1	
Modular structures, SIPS, prefabricated, shipping containers	1	
Innovative energy efficiency methods that comply with MN Building Code incorporated into applicants design	1	
Alternative Foundation Systems	1	
Affordability		
Total cost per square foot: \$175-\$190	1	
Total cost per square foot: \$160-\$175	2	
Total cost per square foot: \$159 or under	3	
Total Points:	20	

Scoring Rubric—31+ ft. wide lots

Selection Considerations	Points Possible	Points Received
Project Scope		
Applicants design includes attached or detached garage	1	
Additional point for each additional unit included in applicants design (anything greater than one unit; up to six units)	5	
ADA compliant design	1	
Project Feasibility		
Itemized hard and soft costs included in applicants budget	1	
Sources of funding identified in application	1	
Detailed and dated construction timeline included with application	1	
Evidence by applicant provided with application demonstrating successful completion of similar project within timeline and budget	1	
Site Design		
Detailed site plan with stormwater and landscaping included with application	1	
No disturbance of existing mature trees/vegetation on chosen site	1	
Permeable landscaping materials incorporated into applicants design	1	
Multi-unit design includes shared green and/or community gathering space	1	
Multi-unit design includes privacy screening plan for neighbors	1	
Energy Efficiency & Innovative Design		
Solar energy included	2	
Solar energy roughed into applicants design	1	
Modular structures, SIPS, prefabricated, shipping containers	1	
Innovative energy efficiency methods that comply with MN Building Code incorporated into applicants design	1	
Alternative Foundation Systems	1	
Affordability		
Total development cost is between \$250,000 and \$200,000 (per unit)	1	
Total development cost is between \$200,000 and \$170,000 (per unit)	2	
Total development cost is between \$170,000 and \$150,000 (per unit)	3	
Total development cost is under \$150,000 (per unit)	4	
Total Points:	25	

Zoning Requirements

(All requirements from the city's Unified Development Chapter apply.)

R-1

Residential Traditional

R-1 Example Lot Layout

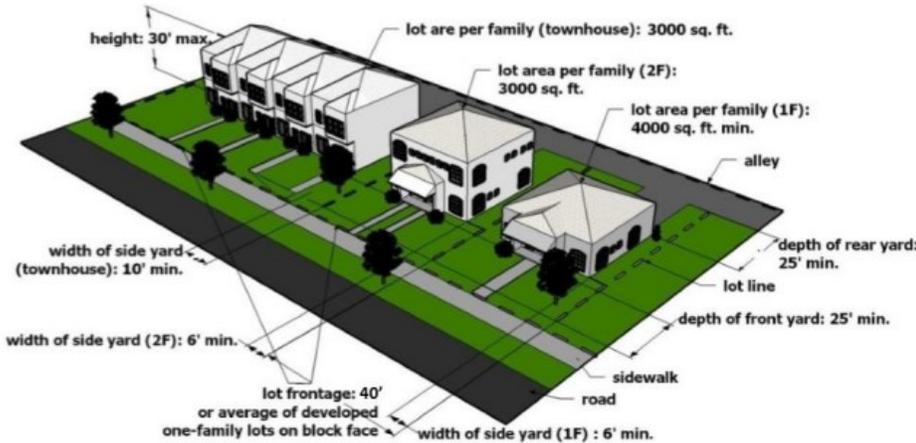


TABLE 50-14.6-1
R-2 DISTRICT DIMENSIONAL STANDARDS

LOT STANDARDS		
Minimum lot area per family	One-family	4,000 sq. ft.
Minimum lot area per family	Two-family	2,500 sq. ft.
Minimum lot area per family	Multi-family	750 sq. ft.
Minimum lot area per family	Townhouse	2,200 sq. ft.
No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use.		
Minimum lot frontage	One-family, two-family, and townhouse	30 ft.
	Multi-family and non-residential	50 ft.
STRUCTURE SETBACKS		
Minimum depth front yard	The smaller of 25 ft. or average of adjacent developed lots facing the same street	
Minimum width of side yard for buildings less than 3 stories (one- and two-family)	Combined width of side yards must be at least 8 ft., with no side yard being less than 3 ft. wide	
Minimum width of side yard for buildings less than 3 stories (all other principal structures)	6 ft.	
Minimum width of side yard for building 3 stories or more	10 ft.	
Corner Lot: width of front side yard	Dwellings	15 ft.
	Detached accessory building	15 ft.
	All other Principal Structures	25 ft.
Minimum depth of rear yard	25 ft.	
STRUCTURE HEIGHT		
Maximum height of building	45 ft.	

Section 50.21 Dimensional standards contains additional regulations applicable to this district. For lots with less than the minimum lot frontage, refer to 50-38.5.

TABLE 50-14.5-1
R-1 DISTRICT DIMENSIONAL STANDARDS

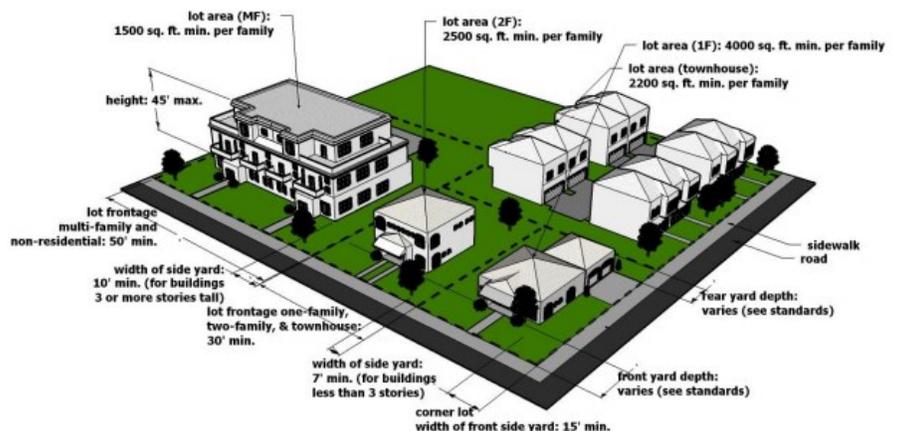
LOT STANDARDS		
Minimum lot area per family (One-family) ^{[1][2]}	The smaller of 4,000 sq. ft. or average of developed 1-family lots on the block face	
Minimum lot area per family (Two-family) ^{[1][2][3]}	The smaller of 3,000 sq. ft. or average of developed 2-family lots on the block face	
Minimum lot area per family (Townhouse) ^[1]	3,000 sq. ft.	
Minimum lot frontage (one-family) ^[1]	The smaller of 40 ft. or average of developed lots with similar uses on the block face	
Minimum lot frontage (two-family and townhouses) ^[1]	The average of developed lots with similar uses on the block face, but not less than 40 feet.	
STRUCTURE SETBACKS		
Minimum depth of front yard	The smaller of 25 ft. or average of adjacent developed lots facing the same street	
Minimum width of side yard (one- and two-family)	General	6 ft.
	Lots with 50 ft or less of frontage, but more than 25 ft wide	Combined width of side yards must be at least 12 ft., with no side yard less than 3 ft. wide
Minimum width of side yard (all other principal structures)	Lots with 25 ft or less of frontage	Combined width of side yards must be at least 8 ft., with no side yard less than 3 ft. wide
		10 ft. if adjacent to another lot 25 ft. if adjacent to platted street
Corner Lot: width of front side yard	Dwelling	15 ft.
	Detached accessory building	15 ft.
	All other Principal Structures	25 ft.
Minimum depth of rear yard	25 ft.	
STRUCTURE HEIGHT		
Maximum height of building	30 ft.	

^[1] Determined using "Lots on the block face" definition. When doing this calculation, exclude the subject lot from the calculation.
^[2] Lots without municipal sewer must also meet requirements of 50-21.2.
^[3] Existing structures that have a change of use from one-family to two-family must meet minimum lot area and frontage, but not setbacks. For lots with less than the minimum lot frontage, refer to 50-38.5
 Section 50.21 Dimensional standards contains additional regulations applicable to this district.

Residential Urban

R-2

R-2 Example Lot Layout



Zoning Requirements

(All requirements from the city's Unified Development Chapter apply.)



Mixed Use-Neighborhood

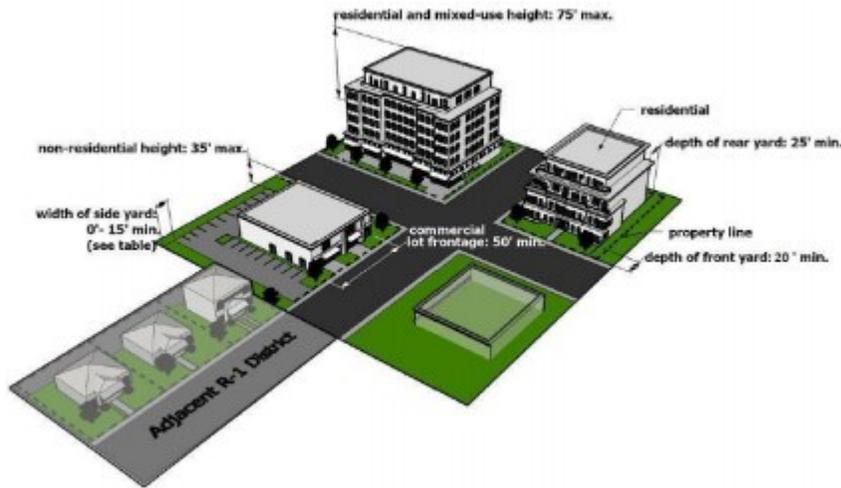


TABLE 50-15.2-1 MU-N DISTRICT DIMENSIONAL STANDARDS		
		LOT STANDARDS
Minimum lot area per family	One-family	4,000 sq. ft.
	Two-family	2,500 sq. ft.
	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
	Townhouse or live-work dwelling	2,200 sq. ft.
No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use		
Minimum lot frontage	One-family, two-family, or townhouse dwelling	30 ft.
	Multi-family or non-residential	50 ft.
STRUCTURE SETBACKS		
Minimum depth of front yard	For all structures 35 feet in height or less	The smaller of 20 ft. or average of adjacent developed lots facing the same street
	For portions of all structures higher than 35 feet	An additional 12 feet beyond the required front yard setback
Minimum width of side yard	General, unless listed below	5 ft.
	Non-residential use adjacent to residential district or use	15 ft.
	Non-residential use adjacent to non-residential district or use	0 ft.
	Multi-family adjacent to single-family district or use	10 ft.
	Multi-family adjacent to multi-family district or use	0 ft.
Minimum depth of rear yard		25 ft.
STRUCTURE HEIGHT		
Maximum height of building	Non-residential use	45 ft.
	Residential or mixed use (general)	75 ft.
	Residential or mixed use (within 500 ft. of R-1 or R-2 district)	45 ft.
Section 50.21 Dimensional standards contains additional regulations applicable to this district.		

Table 50-14.7-1: Modifications Allowed

Chapter Requirement	Maximum Modification Allowed
Distance from property lines	Reduction in setbacks; minimum 5' setback from rights of way
Lot frontage	25% decrease
Lot area, general	20% decrease
Lot area, when clustering is used to preserve open space	Overall density of the R-P district should demonstrate a maximum of 20% decrease over base zone districts. Individual lot sizes are allowed up to a 50% decrease.
Building height	Up to a 5' increase
Landscaping	15% decrease
Street width	As determined by city engineer

Residential Planned



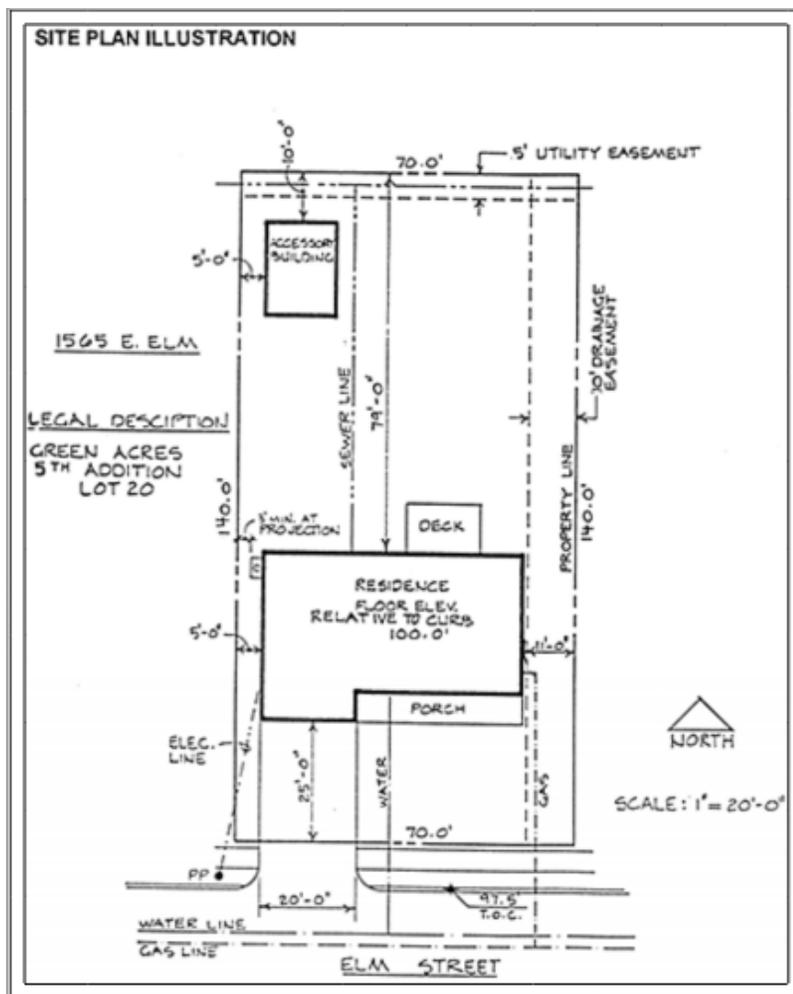
A. Purpose.

The R-P district is established to provide a flexible development option for residential projects that integrate creative site design, provide a variety of housing types, provide unique on-site amenities, conserve natural features, increase pedestrian connectivity, or otherwise result in a final product that provides a greater level of public benefit than would be required under the existing zone district. Each R-P district requires approval of an R-P regulating plan that includes the location, type and intensity of proposed development and a description of public amenities or benefits included. Single-family residences, two-family residences and townhouses, as well as accessory uses, are permitted, as shown in Table 50-19.8, provided projects are compatible in scale and character with the surrounding neighborhood and are included in the approved R-P plan;

Example of Concept-Level Elevation Plan



Example of Concept-Level Site Plan



Source: City of Auburn, GA